












1 Lewisham Street

Morley, LS27 0LA

£250,000

-  WELL PRESENTED SEMI DETACHED PROPERTY
-  ENTRANCE HALL
-  LOUNGE/DINER
-  KITCHEN
-  THREE BEDROOMS
-  SHOWER ROOM
-  GARDENS
-  GATED DRIVEWAY
-  GARAGE



Full Description

Offered for sale is this well presented semi detached family home situated in this popular location just a short walk from Dartmouth Park. Ideally located within easy reach of excellent local schools, amenities, bus routes and just minutes from junction 27 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, three bedrooms and a shower room. Additional features include gardens to the front and rear, a gated driveway which provides private parking and a garage.

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading to the lounge/diner and a staircase leads to the first floor landing.

LOUNGE/DINER

26' 4" x 11' 5" (8.03m x 3.48m)

The focal point of this room is a feature fireplace with an electric fire. A door leads into the kitchen and French doors lead out to the rear garden.

KITCHEN

10' 4" x 7' 8" (3.15m x 2.34m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Space for a gas cooker with a chimney style extractor over, plumbing for a washing machine and space for a fridge/freezer. Additional features include a useful built-in storage cupboard, inset spotlights to the ceiling and a door leads out to the side elevation.



FIRST FLOOR LANDING

Doors lead to three bedrooms and the shower room. Access point to the loft which is part boarded for storage and has a drop down ladder.

BEDROOM ONE

13' 8" x 8' 8" (4.17m x 2.64m)

Double room.



BEDROOM TWO

12' 7" x 8' 10" (3.84m x 2.69m)

Double room.



BEDROOM THREE

7' 7" x 6' 2" (2.31m x 1.88m)

Single room.

SHOWER ROOM

7' 0" x 5' 10" (2.13m x 1.78m)

Fitted with a three piece modern white suite which comprises of a W.C., wash basin inset into a vanity unit with useful storage cupboards and a corner shower enclosure with a rainwater shower head. Vinyl flooring, tiled walls, inset spotlights to the ceiling and a chrome heated towel radiator.

EXTERIOR

Externally there is a garden to the front with a selection of plants and shrubs. A gate gives access to the side of the property where there is a useful area for bin storage with planted borders. To the rear there is a patio area and a gated driveway providing private parking and a garage.

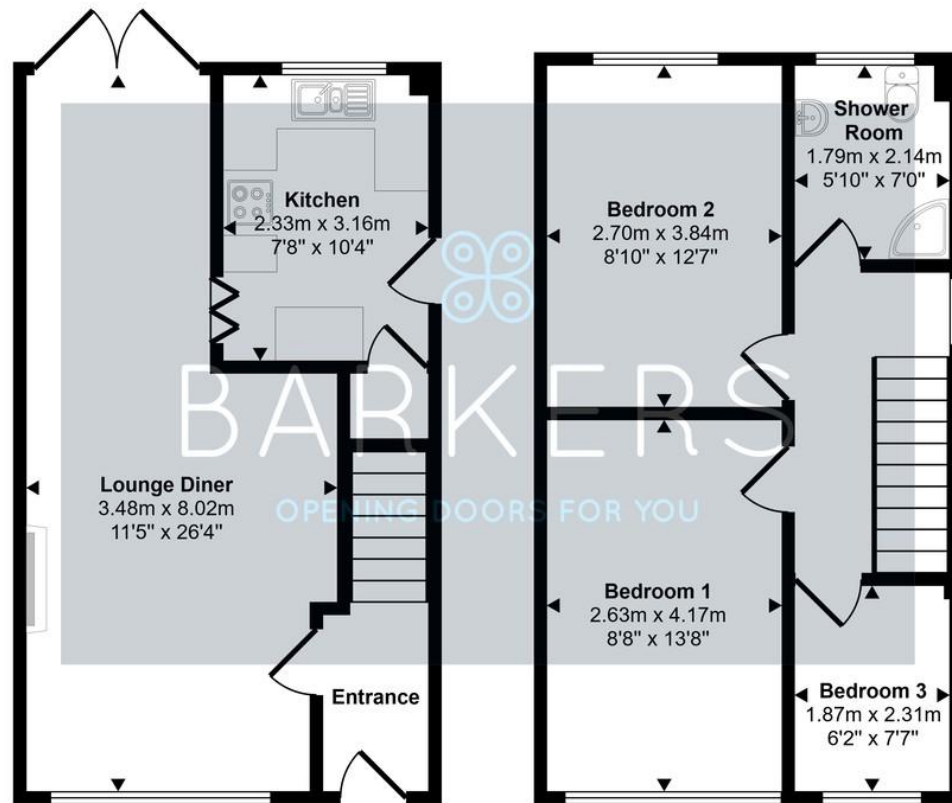
ADDITIONAL INFORMATION

Council tax band - B

Tenure - Freehold



Approx Gross Internal Area
74 sq m / 798 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft

First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements